









# FAX



To: ELIZABETH CAROL  
Fax: 207 4441  
Date: 4/13/98  
Re: CANYON VALLEY 909 AC. P.O.A.D.P.

Total Pages (Including Cover): 4

**Comments:**

PLEASE LET ME KNOW IF WE  
CAN HELP WITH ANYTHING ELSE.

THX, Arnie

*Confidentiality Note:* The information contained in this facsimile message is privileged and confidential and is intended only for the use of the addressee. If you have received this message in error, please notify us by telephone immediately so that we can arrange for the return of the original documents to us at no cost to you.

☐ For Approval    ☐ For Your Use    ☒ As Requested    ☐ For Review and Comment

From: ARNIE GONZALEZ Project No.: 3840-14-01  
cc: FILE

**PAPE-DAWSON ENGINEERS, INC.**

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

## CITY OF SAN ANTONIO

## POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 10/3/97; revised 2/26/98 Name of POADP: Canyon Valley ±909 Acre Tract  
 Owners: Canyon Valley, Ltd. Consulting Firm: Pape-Dawson Engineers, Inc.  
 Address: 11202 Disco Address: 555 E. Ramsey  
San Antonio, Texas 78216 San Antonio, Texas 78216  
 Phone: 495-8777 Phone: 375-9000  
 Existing zoning: N/A Proposed zoning: N/A

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☒ Yes ☐ No  
 Projected # of Phases: 30 ☒ Yes ☐ No  
 San Antonio City Limits? ☐ Yes ☒ No  
 Council District: N/A  
 Ferguson map grid 483, A-3

Land area being platted:	Lots	Acres
Single Family (SF)	<u>±880</u>	<u>±408</u>
Multi-family (MF)	<u>-0-</u>	<u>-0-</u>
Commercial and non-residential	<u>±30</u>	<u>±501</u> (Commercial, Floodplain, Golf Course, Resort)

Is there a previous POADP for this Site? Name Canyon Springs No. 427

Is there a corresponding PUD for this site? Name Future Submittal No. -

Plats associated with this POADP or site? Name Canyon Springs U-1 No. 970447

Name Canyon Springs U-2 No. 980288

Name Canyon Springs U-3 No. 970446

Contact Person and authorized representative:

Print Name: Arnulfo (Arnie) Gonzalez, P.E. Signature:  P.E.

Date: 2/26/98 Phone: 375-9000 Fax: 375-9020



- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map; AMENDMENT: Name change, limits of POADP
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☒ the POADP ☐ does ☒ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☒ is ☐ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

**I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.**

Certifying Representative:

Print Name: Arnulfo (Arnie) Gonzalez, P.E. Signature:  P.E.

If you have any questions please call Elizabeth Carol at 207-7900



**CANYON VALLEY, LTD.**  
11202 DISCO DRIVE  
SAN ANTONIO, TEXAS 78216

INTERNATIONAL BANK OF COMMERCE  
SAN ANTONIO BRANCH (210) 518-2500  
30-1328-1140

1055

3/2/1998

\$ 275.00

PAY TO THE  
ORDER OF City Of San Antonio

Two Hundred Seventy-Five and 00/100 \*\*\*\*\*  
DOLLARS

City Of San Antonio

*Robert B.*

MEMO

POADP Fee

⑈001055⑈ ⑆114013284⑆ 7017707⑈01

**CANYON VALLEY, LTD.**

City Of San Antonio

3/2/1998

1055  
275.00

Canyon Valley, LTD POADP Fee

275.00





# CITY OF SAN ANTONIO

April 27, 1998

Arnie Gonzalez, P.E.  
Pape-Dawson Engineers, Inc.  
555 E. Ramsey  
San Antonio, TX 78216

Re: Canyon Springs Valley

POADP # 427 - B

Dear Mr. Gonzalez:

The City Staff Development Review Committee has reviewed Canyon Springs Valley Subdivision Preliminary Overall Area Development Plan # 427 - B. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For additional information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For additional information about these requirements you can contact Building Inspections at 207-7102.
- Staff recommends that there be no residential frontage on all collector streets.
- The alignment for Wilderness Oaks needs to be coordinated with the adjacent land owners.




- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- Staff recommend street name change for proposed north - south thoroughfare to Evans Road.
- I would like to encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,



Emil R. Moncivais AIA, AICP  
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer



Oct 14 '97 13:24 P.01



Texas Department

P.O. BOX 29928 • SAN ANTONIO

Post-It® Fax Note	7671	Date	10/14/97	# of pages	3
To	Elizabeth Cassi	From	Jesse Hayes		
Co./Dept	CSA Planning	Co.	Tx DOT		
Phone #		Phone #	615 5860		
Fax #	207 4441	Fax #			

October 16, 1997

P.O.A.D.P REVIEW

Canyon Springs

Located on US 281 North, between Marshall Road and Bulverde Road.

P.O.A.D.P. Reviewed for:Comments

## Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

## R.O.W. Requirements

Future expansion of US 281 will require a minimum of 100 feet of additional ROW at this location. Therefore we request that all planned development be setback a minimum distance of 125 feet. 50' ROW flares will be required at the intersection of Wilderness Oaks and US 281.

## Access Limits/Restrictions

Locations of access points to US 281 from this property will be as directed by "Regulations For Access Driveways to State Highways". At the time of platting, a 1' non-access easement will be required along the entire US 281 frontage of the proposed residential development. See additional comments below.

## WPAP Requirements

A complete copy of the approved WPAP will be required at the time of platting. State right of way will not be utilized for the purposes of treating storm water runoff from adjacent property.

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

**ADDITIONAL COMMENTS:** There are two existing temporary median crossovers on US 281 within the boundaries of this development. No additional median crossovers will be permitted within these limits, and the existing median crossovers will not be relocated. Future expansion plans for US 281 will include grade separations at Marshall Road, the future Wilderness Oak extension and Bulverde Road. The Texas Department of Transportation will not construct a grade separation at the Wilderness Oak extension that is not consistent with the location provided to TxDOT by the City of San Antonio Planning Department. The location provided is approximately 5200 feet north of Marshall Road. Please refer to the attached letter dated July 18, 1997 for further explanation of TxDOT's position of the alignment of Wilderness Oak. At the time the planned grade separations are constructed, all temporary median crossovers will be removed

Judy Friesenhahn, P.E.

Advanced Project

Development Engineer

An Equal Opportunity Employer



# FAX



To: ELIZABETH CAROL

Fax: 207 4441

Date: 10/10/97

Re: CANYON SPRINGS P.O.A.D.P.

Total Pages (Including Cover): 2

**Comments:**

WE HAVE ADDED THE PROJECTED  
NUMBER OF PHASES.

THX.

Arnie

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☐ For Approval    ☒ For Your Use    ☒ As Requested    ☐ For Review and Comment

From: ARNIE GONZALEZ    Project No.: 3840-40

cc: FILE

**PAPE-DAWSON ENGINEERS, INC.**

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com



CITY OF SAN ANTONIO  
POADP APPLICATION

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Date Submitted: 10/3/97 Name of POADP: CANYON SPRINGS 909 ACRE TRACT  
Owners: CANYON VALLEY LTD. Consulting Firm: PAPE-DAWSON ENGINEERS, INC.  
Address: 11202 DISCO Address: 555 EAST RAMSEY  
SAN ANTONIO, TX 78216 SAN ANTONIO, TX 78216  
Phone: 495-8777 Phone: 375-9000  
Existing zoning: N/A Proposed zoning: N/A  
Texas State Plane Coordinates: X: PEND. Y: PEND.

Site is over/within/includes: San Antonio City Limits? ☐ Yes ☒ No  
Edwards Aquifer Recharge Zone: ☒ Yes ☐ No  
Projected # of Phases: 30 ☒ Yes ☐ No

Land area being platted:	Lots	Acres
Single Family (SF)	<u>+ 880</u>	<u>+ 408</u>
Multi-family (MF)	<u>0</u>	<u>0</u>
Commercial and non-residential	<u>+ 30</u>	<u>+ 501</u>

Commercial, Floodplain, Golf Course, Resort)

Is there a previous POADP for this Site? Name CANYON SPRINGS No. 427

Is there a corresponding PUD for this site? Name FUTURE SUBMITTAL No.

Plats associated with this POADP or site? Name CANYON SPRINGS U-1 No. 970447

Name CANYON SPRINGS, U-2 No. PEND.

Name CANYON SPRINGS, U-3 No. 970446

Contact Person and authorized representative:

Print Name: DAVID M. McBETH, P.E.

Signature: *David M. McBeth, P.E.*

Date: 10/7/97

Phone: 375-9000

Fax: 375-9020

PAGE 1 OF 2

REVISED: OCT. 7, 1997



# TRANSMITTAL



To: ELIZABETH CAROL (PLANNING DEPT.)

Date: 10/7/97

Re: CANYON SPRINGS

QUANTITY	DESCRIPTION
1	CHECK (for Review fee)
1	ORIGINAL APPLICATION
1	REVISED Copy of application

If enclosures are not as noted, kindly notify us at once.

☐ For Approval ☐ For Your Use ☐ As Requested ☒ For Review and Comment

COMMENTS if you have any questions please call  
ARNIE GONZALEZ.

From: FRANK Correa Project No.: 3840.40  
for ARNIE GONZALEZ  
cc: \_\_\_\_\_

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

RECEIVED  
97 OCT -8 PM 4:08  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION



3840.40

# CITY OF SAN ANTONIO POADP APPLICATION

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SAN ANTONIO, TX 78216 SAN ANTONIO, TX 78216  
Phone: 495-8777 Phone: 375-9000  
Existing zoning: N/A Proposed zoning: N/A  
Texas State Plane Coordinates: X: PEND. Y: PEND.

Site is over/within/includes: San Antonio City Limits? ☐ Yes ☒ No  
Edwards Aquifer Recharge Zone: ☒ Yes ☐ No  
Projected # of Phases: ☒ Yes ☐ No

Land area being platted:

	Lots	Acres
Single Family (SF)	<u>+ 880</u>	<u>+ 408</u>
Multi-family (MF)	<u>0</u>	<u>0</u>
Commercial and non-residential	<u>+ 30</u>	<u>+ 501</u>

(Commercial, Floodplain, Golf Course, Resort)

RECEIVED  
97 OCT - 8 PM 4: 08  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

Is there a previous POADP for this Site? Name CANYON SPRINGS No. 427  
Is there a corresponding PUD for this site? Name FUTURE SUBMITTAL No. \_\_\_\_\_  
Plats associated with this POADP or site? Name CANYON SPRINGS U-1 No. 970447  
Name CANYON SPRINGS, U-2 No. PEND.  
Name CANYON SPRINGS, U-3 No. 970446  
Name \_\_\_\_\_ No. \_\_\_\_\_

Contact Person and authorized representative:

Print Name: DAVID M. McBETH, P.E.

Signature: David M. McBeth, P.E.

Date: 10/7/97

Phone: 375-9000

Fax: 375-9020



- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ☒ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☐ The POADP ☒ is ☐ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: DAVID M. McBETH, P.E.

Signature: *David M. McBeth, P.E.*

If you have any questions please call Elizabeth Carol at 207-7900



# TRANSMITTAL



To: ELIZABETH CAROL (PLANNING DEPT)

Date: 10/7/97

Re: CANYON SPRINGS

QUANTITY	DESCRIPTION
1	CHECK (for Review fcc)
1	ORIGINAL APPLICATION

*If enclosures are not as noted, kindly notify us at once.*

☐ For Approval    ☐ For Your Use    ☐ As Requested    ☒ For Review and Comment

COMMENTS if you have any questions please call  
ARNIE GONZALEZ.

From: FRANK Correa    Project No.: 3840.40  
for ARNIE GONZALEZ

cc: \_\_\_\_\_

**PAPE-DAWSON ENGINEERS, INC.**

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | [info@pape-dawson.com](mailto:info@pape-dawson.com)



**CITY OF SAN ANTONIO  
POADP APPLICATION**

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Address: 11202 DISCO Address: 555 EAST RAMSEY  
SAN ANTONIO, TX 78216 SAN ANTONIO, TX 78216  
Phone: 495-8777 Phone: 375-9000  
Existing zoning: N/A Proposed zoning: N/A  
Texas State Plane Coordinates: X: PEND. Y: PEND.

Site is over/within/includes: San Antonio City Limits? ☐ Yes ☒ No  
Edwards Aquifer Recharge Zone: ☒ Yes ☐ No  
Projected # of Phases: ☒ Yes ☐ No

Land area being platted:	Lots	Acres
	+ 880	+ 408
Single Family (SF)	0	0
Multi-family (MF)	+ 30	+ 30
Commercial and non-residential		(Commercial, Floodplain, Golf Course, Resort)

Is there a previous POADP for this Site? Name CANYON SPRINGS No. 427

Is there a corresponding PUD for this site? Name FUTURE SUBMITTAL No. \_\_\_\_\_

Plats associated with this POADP or site? Name CANYON SPRINGS U-1 No. 970447

Name CANYON SPRINGS, U-2 No. PEND.

Name CANYON SPRINGS, U-3 No. 970446

Contact Person and authorized representative:

Print Name: DAVID M. McBETH, P.E.

Signature: 

Date: 10/7/97

Phone: 375-9000

Fax: 375-9020



- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
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- ☒ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☐ The POADP ☒ is ☐ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

**I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.**

Certifying Representative:

Print Name: DAVID M. MCBETH, P.E. Signature: 

If you have any questions please call Elizabeth Carol at 207-7900





City of San Antonio  
Planning Department  
Subdivision Section

# PRELIMINARY OVERALL AREA DEVELOPMENT PLAN APPLICATION (POADP)

Date Submitted: 10/3/97 Name of POADP: CANYON SPRINGS 909 ACRE TRACT  
Owner/Agent: CANYON VALLEY, LTD Engineer/Surveyor: PAPE-DAWSON ENGINEERS, INC.  
Address: 11202 DISCO Address: 555 EAST RAMSEY  
SAN ANTONIO, TX 78216 Phone: 495-8777 SAN ANTONIO, TX 78216 Phone: 375-9000

Existing zoning: N/A Proposed zoning: N/A

Texas State Plane Coordinates: X: PEND. Y: PEND.  
(at major street entrance/main entrance)

Site is over/within/includes: San Antonio City limits? ☐ Yes ☒ No  
Edwards Aquifer Recharge Zone? ☒ Yes ☐ No

Land area being platted:	<u>Lots</u>	<u>Acres</u>
Single Family (SF)	<u>+ 880</u>	<u>+ 408</u>
Non-Single Family (NSF)	<u>+ 30</u>	<u>+ 501</u> (COMMERCIAL, FLOOD PLAIN, GOLF COURSE ETC.)
TOTAL:	<u>910</u>	<u>909</u>

Contact Person:

Print Name: DAVID MCBETH, P.E.

Signature: David McBeth, P.E.

Date: 10/3/97 Tele: 375-9000 Fax: 375-9020

Is there a previous POADP for this site? Name CANYON SPRINGS No. 427

Is there a corresponding PUD for this site? Name FUTURE SUBMITTAL No.

Are there any plats associated with this POADP or site? Name CANYON SPRINGS, U-1 No. 970447

Name CANYON SPRINGS, U-2 No. PEND.

Name CANYON SPRINGS, U-3 No. 970446

**ALL PRINTS MUST BE FOLDED.**

Note: This application must be completed fully, and typed or printed legibly, for acceptance.





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW

TO: Burt Rubio Date 10-16-97  
FROM: Elizabeth A. Carol; Planner II  
ITEM NAME: Canyon Springs FILE # NONE  
RE: POADP

**SUBJECT:** The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: \_\_\_\_\_, 19\_\_\_\_

- ☐ Proposed plat-30 days    ☐ Variance-15 days    \* POADP's-10 days  
☐ Plat deferral-30 days    ☐ Plan / legal doc-15 days    ☐ Other-15 days

RECEIVED  
97 OCT 20 AM 8:38  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: FLOOD PLAIN REQUIREMENTS AND DRAINAGE  
EASEMENTS WILL BE REQUIRED AND ADDRESS  
DURING THE PLATTING PROCESS.

Burt Rubio

Signature

Sr. Eng. Tech. 10-17-97

Title

Date



REMIT TO:  
CITY OF SAN ANTONIO  
P.O. BOX 839975  
SAN ANTONIO, TX 78283-3975

I N V O I C E  
1005113

AMT ENCLOSED \_\_\_\_\_

AMOUNT DUE 370.00  
INVOICE DATE 10/22/1997  
DUE DATE 10/22/1997

50-04-5573  
LEINGUER VENTURES  
11202 DISCO  
SATX 78216

-----  
PHONE: 000 - 0000

POADP CANYON SPRINGS PLAN FEE

FACILITY LOCATION: 100 COMMERCE ST W

-----  
INVOICE DATE 10/22/1997 INVOICE 1005113 ACCOUNT 50-04-5573 DUE DATE 10/22/1997 OFFICE HOURS 7:45 - 4:30  
-----

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	370.00

PAID-SATX 1005113 OCT 22 1997

-----  
AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT  
ST: 10/21/1997 CK 1105  
END 10/21/1997  
-----

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	370.00	370.00	370.00

-----



REMIT TO:  
CITY OF SAN ANTONIO  
P.O. BOX 839975  
SAN ANTONIO, TX 78283-3975

I N V O I C E  
1105018

AMT ENCLOSED \_\_\_\_\_

50-04-5573  
CANYON VALLEY LTD  
11202 DISCO DRIVE  
SATX 78216

AMOUNT DUE 275.00  
INVOICE DATE 3/10/1998  
DUE DATE 3/10/1998

-----  
PHONE: 000 - 0000

POADP CANYON VALLEY

FACILITY LOCATION: 100 COMMERCE ST W

-----  
INVOICE DATE 3/10/1998 INVOICE 1105018 ACCOUNT 50-04-5573 DUE DATE 3/10/1998 OFFICE HOURS 7:45 - 4:30  
-----

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	275.00

PAID SATO  
MR-3  
MAR 11 1998

-----  
AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT  
ST: 03/09/1998 CK1055'  
END 03/09/1998  
-----

DOCUMENT  
CANYONVALLEY

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	275.00	275.00	275.00

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REMIT TO:  
CITY OF SAN ANTONIO  
P.O. BOX 839975  
SAN ANTONIO, TX 78283-3975

I N V O I C E  
1115829

AMT ENCLOSED

50-04-5573  
SUMERLIN PROPERTIES INC  
P O BOX 1629  
WIMBERLEY TX 78676

AMOUNT DUE 370.00  
INVOICE DATE 3/20/1998  
DUE DATE 3/20/1998

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PHONE: 000 - 0000

POADP CANYON SPRINGS ESTATES

FACILITY LOCATION: 100 COMMERCE ST W

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INVOICE DATE 3/20/1998 INVOICE 1115829 ACCOUNT 50-04-5573 DUE DATE 3/20/1998 OFFICE HOURS 7:45 - 4:30  
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LINE INDEX REF DESCRIPTION AMOUNT  
1 018010-001 PLAN AMENDMENT FEE 370.00  
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PAID-SATO MP2 MAR 23 1998

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AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT  
ST: 03/19/1998 CK1801 CANYONSPRINGS  
END 03/19/1998  
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PREVIOUS BAL 0.00 CURRENT CHARGES 370.00 NEW BALANCE 370.00 TOTAL AMT DUE 370.00  
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C I T Y O F S A N A N T O N I O  
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975  
PAGE 1 OF 1



## POADP meeting 3/13/98

### Canyon Valley - Rejected

- the proposed Wilderness Oaks needs to be incorporated into the plan as an indication that such thoroughfare will be dedicated and constructed in connection with the planned development.
- Plan needs to show proposed development adjacent to the southeastern POADP boundary. (Sendro Ranch POADP)
- Recommend street name change for proposed north south thoroughfare to Evans Rd..
- Wilderness street alignment needs to be coordinated with adjacent owners to the east
- Revised 60' street alignments are have excessive lengths
- Note that single family lots fronting onto collectors is prohibited

### Sendero Ranch - Rejected

*expect new maps soon*

- Coordinate with property to the north (area contiguous to Unit 4) to share responsibility in dedicating and constructing the Wilderness Oak thoroughfare i.e. 1/2 on Sendero site and balance on abutting property
- Recommend additional access point to Wilderness Oak
- TIA

### Canyon Estates -

- Clarify limits of POADP area and applicants ownership as well as abutting property ownership
- Cite need to comply with thoroughfare requirements Galm, FM 471 and east west thoroughfare. Limits of Government Canyon
- Cul de sac streets lengths greater than the minimum need to be addressed.
- TIA

### Wright Estate - Approved as is

*Called David McBeth  
3.19.98*

*Called Larry Dollie  
3.18.98*

*Called Sendro  
3.18.98*

*Called Ginny  
3.19.98*



## **CHRONOLOGY: Canyon Springs Valley**

October 3, 1997	Applicant submitted POADP (application was incorrect and lacked POADP fee)
Mid October	POADP fee was submitted Correct application was submitted
October 14, 1997	TXDOT provided their recommendation and expressed concerns regarding the 281 - Wilderness Oaks interchange and the alignment of Wilderness Oaks.
October 16, 1997	Public Works provided a drainage review - which indicated that flood plain requirements would need to be addressed during the platting process.
Dates Unknown	Several meetings were held with Pape Dawson, Public Works, Planning, TXDOT and the Engineer for Sendero Ranch. The alignment and need for dedication for Wilderness Oaks was discussed.
February 26, 1998	Property was split into two POADP - Canyon Spring Valley and Canyon Estates
March 13, 1998	POADP committee met and recommended the POADP be rejected if the following condition were not met. <ul style="list-style-type: none"><li>• Wilderness Oaks needs to be incorporated into the plan as an indication that such thoroughfare will be dedicated and constructed in connection with the planned development.</li><li>• Plan needs to show proposed development adjacent to the southeastern POADP boundary - Sendero Ranch II</li><li>• Recommend street name change for proposed north - south thoroughfare to Evans Road.</li><li>• Wilderness Oaks alignment needs to be coordinated with adjacent land owners.</li><li>• Note that single family lots fronting onto a collector is prohibited.</li></ul>
March 19, 1998	Called David McBeth and informed him of the POADP



comments

March 30, 1998	Revised plans were submitted to the Planning Department
April 10, 1998	The POADP committee met and reviewed the plans. Clarence Daughtery asked that ownership information be clarified to ensure the proper dedication of Wilderness Oaks. Elizabeth called Arnie and indicated that the POADP looked much better, but we wanted additional information regarding the adjacent landowners. We asked the engineer for Sendero Ranch to provide us with that information. Elizabeth informed Arnie that once we received the information regarding Sendero Ranch we would notify his office.
April 30, 1998	Twenty day review period will expire. POADP must be approved or disapproved by this date.

# TRANSMITTAL

\$ 370



To: EDDIE GUZMAN

PLANNING DEPT  
4/FLOOR -

Date: 10/3/97

Re: CANYON SPRINGS

QUANTITY	DESCRIPTION
1	P.O.A.D.P. APPLICATION
4	COPIES OF CANYON SPRINGS P.O.A.D.P.

If enclosures are not as noted, kindly notify us at once.

RECEIVED  
97 OCT +3 PM 3:49  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

☐ For Approval ☒ For Your Use ☐ As Requested ☐ For Review and Comment

COMMENTS IF you have any questions please call  
Arnie Gonzalez

From: Frank Correa  
for Arnie Gonzalez

Project No.: 3840.40

cc: \_\_\_\_\_

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com



# TRANSMITTAL



RECEIVED  
98 FEB 30 PM 3:03  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
PERMITS DIVISION

To: PLANNING DEPT, ATTN: ELIZABETH CAROL

Date: 3/2/98

Re: VALLEY  
Canyon Springs

QUANTITY	DESCRIPTION
<u>1</u>	<u>ROADP APPLICATION</u>
<u>1</u>	<u>CHECK #1055 for 275.00</u>
<u>6</u>	<u>BLUELINES of Canyon Valley ROADP</u>

If enclosures are not as noted, kindly notify us at once.

☐ For Approval ☒ For Your Use ☐ As Requested ☐ For Review and Comment

COMMENTS if you have any questions please call ARNIE Gonzalez

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From: FRANK Correa  
for ARNIE Gonzalez

Project No.: 3840-40

cc: File

PAPE-DAWSON ENGINEERS, INC.

# TRANSMITTAL



To: BILL BURMAN, C.O.S.A.

Date: 2/24/98

Re: CANYON VALLEY ± 909 ACRE  
P.O.A.D.P.

QUANTITY	DESCRIPTION
5	REVISED P.O.A.D.P. 'S

*If enclosures are not as noted, kindly notify us at once.*



☒ For Approval    ☐ For Your Use    ☐ As Requested    ☐ For Review and Comment

COMMENTS WE HAVE UPDATED THE P.O.A.D.P.  
AS DISCUSSED AT OUR MTG. ON  
FRIDAY. IF EVERYTHING LOOKS O.K.,  
PLEASE EXPEDITE OUR APPROVAL. I  
HAVE INCLUDED EXTRA COPIES FOR  
OTHER CITY DEPARTMENTS WHICH MAY  
NEED UPDATED INFO.

THX *Arnie*

From: ARNIE GONZALEZ    Project No.: 3840-12-01

cc: FILE

**PAPE-DAWSON ENGINEERS, INC.**

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com



# TRANSMITTAL



To: BILL BURMAN @ Public Work ~~311~~  
C.O.S.A. Main Plaza BLDG

Date: 3/30/98

Re: CANYON SPRINGS Valley

QUANTITY	DESCRIPTION
6	Copies of P.O.A.D.P.

If enclosures are not as noted, kindly notify us at once.

☐ For Approval ☒ For Your Use ☒ As Requested ☐ For Review and Comment

COMMENTS if you have any questions please call  
MR. ARNIE GONZALEZ

From: FRANK Correa  
for ARNIE GONZALEZ

Project No.: 3840.14.01

cc:

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

## Canyon Springs.

Talk w/ Clarence  
about this property.

ready for approval  
split wilderness  
oaks - both are responsible

## Canyon Spring Valley

- Wilderness Oak 100 demonstration
- Better annotate ownership along Wilderness @ Canyon Golf Road
- Slope
- trees
- ~~internal access~~
- ~~drainage~~
- Ag user